



Z-09-08-005

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: September 14, 2009

GENERAL INFORMATION

APPLICANT	Eric Morrison for Buddhist Association of Greensboro
HEARING TYPE	Rezoning
REQUEST	RS-12 (Residential-Single Family) to CD-GO-M (Conditional District-General Office-Moderate Intensity)
CONDITIONS	1. Uses shall be limited to a place of worship, congregate care facility and dwelling units.
LOCATION	1412 Glendale Drive (North of Glendale Drive and west of Tempe Drive)
PARCEL ID NUMBER (S)	00-00-0481-0-0003-00-016
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 67 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~3.30 Acres
TOPOGRAPHY	Generally flat
VEGETATION	Institutional landscaping in part

SITE DATA

Existing Use	Place of worship and single-family house
Adjacent Zoning	Adjacent Land Uses
N RS-12 (Residential-Single Family)	Single-Family dwellings
E RS-12 (Residential-Single Family)	Single-Family dwellings
W LI (Light Industrial)	SE Systems Inc.
S RS-12 (Residential-Single Family)	Single-Family dwellings

Zoning History

Case #	Date	Request Summary
		This property has been zoned RS-12 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 120 S

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-12)	Requested (CD-GO-M)
Max. Density:	3 dwelling units per acre	12 dwelling units per acre
Typical Uses	Primarily intended to accommodate moderate density single-family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation**

N/A

Environmental/Soils

Water Supply	N/A
Watershed	
Floodplains	N/A
Streams	N/A
Other:	If any development is proposed and disturbed area is greater than 1 acre then Phase II rules must be met.

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

North	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type B Yard – avg. width 30'; 3 canopy trees per 100'; 5 understory trees per 100'; 25 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

Tree Preservation Requirements

Acreage	Requirements
3.30 Ac.	All trees 4" or greater DBH which are located within the required planting yards

Transportation

Street Classification	Glendale Drive – Collector Street.
Site Access	Existing.
Traffic Counts:	None available.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no sidewalk along the frontage of this area nor are there any plans to construct sidewalk in the area.
Transit in Vicinity	Yes, Route 12A, The South Town Connector.
Traffic Impact Study (TIS)	No, not required per TIS ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **CD-GO-M** (Conditional District – General Office – Moderate Intensity) zoning would allow land uses that are generally compatible with the general character of the area. This is based on the conditions proposed.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Density - Residential**. The requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district is consistent with this GFLUM designation given the proposed land use supportive of the surrounding area. The property does not require a Comprehensive Plan Amendment because it does not involve a significant change in land use and the commercial use is compatible with and includes direct pedestrian connections to adjacent areas.

Connections 2025 Written Policies

Growth at the Fringe Goal: Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

POLICY 4G.1: Promote compact development.

Community Facilities Goal: Provide community facilities, services, and infrastructure in a cost-effective manner to meet citizens' needs, contribute to quality of life, and support desired land use patterns

Connections 2025 Map Policies

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

CONFORMITY WITH OTHER PLANS

Other Plans - N/A

Staff/Agency Comments**Water Resources****Housing and Community Development**

Long-term quality of life for existing adjacent single family residential development would be greatly enhanced by inclusion of appropriate vegetated and/or constructed buffers along the northern and eastern property boundaries. The applicant is encouraged to discuss this proposal with representatives of the Westbury neighborhood, within which, this site is located.

Planning

The subject 3.33-acre parcel is located at the southwestern part of the City, close to major highways and employment centers. Part of the subject site is currently being used as a place of worship (temple) and it is the intent of the applicant to develop the eastern portion as a congregate care facility.

The subject site is adjoined to the north, south and east by single-family dwelling units and to the west by a warehouse.

Congregate Care facilities generally combine private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities. This use is generally compatible with residential neighborhoods especially when single-family homes abutting the facility would utilize substantial landscape buffering from the facility as required by the ordinance. Staff would therefore encourage the applicant to

provide additional landscape buffering which goes beyond the requirements of the zoning ordinance to ensure the protection of the adjoining single-family homes.

This rezoning request, if approved, will help meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

Staff believes that this request is consistent with the Generalized Future Land Use Map (GFLUM). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **CD-GO-M** (Conditional District-General Office-Moderate Intensity) zoning district.